



City of Santa Barbara

Planning Division

NOTICE OF EIR PREPARATION/ NOTICE OF ENVIRONMENTAL SCOPING HEARING

Date: June 30, 2007

To: State Clearinghouse City Clerk Clerk of the Board Neighbors and Interested Parties	From: Planning Division City of Santa Barbara P.O. Box 1990 Santa Barbara, CA 93102-1990 (805) 564-5470
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Project Title: 535 E. Montecito Street, Los Portales Project

Project Location: The 1.78 acre project site is located at the northwestern corner of East Montecito Street and Calle Cesar Chavez and is commonly known as 535 E. Montecito Street. The site is in the Lower East neighborhood of the City of Santa Barbara, Santa Barbara County.

Project No.: MST2004-00235

APN: 031-351-010

General Plan: Industrial

Zone: M-1, Light Manufacturing

Public Scoping Hearing: **Thursday, July 12, 2007**, City Council Chambers, Santa Barbara City Hall, De La Guerra Plaza, 735 Anacapa Street. *Note time below.

Project Description: The proposed project consists of 48 residential condominium units (24 two-bedroom and 24 three-bedroom units) in six, three-story buildings. The total development is 90,966 square feet (net). Each building is 15,161 square feet (net) and includes eight units (4 two-bedroom units and 4 three-bedroom units) and eight two-car garages in a tandem configuration. Two additional parking spaces would be provided onsite for guests, for a total of 98 parking spaces. Vehicular access to and from the site is provided by two driveways along Calle Caesar Chavez and one driveway on E. Montecito Street. All units are to be sold at below-market prices, with prices to be determined by the total costs to develop the units.

The **City of Santa Barbara** will be the Lead Agency and will prepare an environmental impact report (EIR) to evaluate impacts of the proposed project. The purpose of an EIR is to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. The EIR would identify potentially significant effects, and any feasible means of avoiding or reducing these effects through project redesign, the imposition of mitigation measures, or implementation of alternatives to the project.

Comments on the proposed EIR scope of analysis are invited from public agencies, community interest groups, and individual members of the public. We request the views of public agencies as to the scope and content of environmental information germane to agency statutory responsibilities for the project. Some agencies may need to use the EIR prepared by our agency when considering approvals for the project. Please provide the name of an agency contact persons, if applicable.

EIR Scope of Analysis: The proposed EIR scope of analysis would include evaluation of project environmental effects associated with traffic and parking impacts. An Initial Study, describing potentially significant traffic and parking impacts as well as less than significant impacts in other issue areas, is available for review at the City Planning Division located at 630 Garden Street, or online at www.SantaBarbaraCA.gov.

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Comments: Written comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received not later than Thursday, August 2, 2007 at 4:30 p.m.** Please send your written comments to the attention of Kathleen Kennedy, Associate Planner, at the above address.

Public Hearing: An environmental scoping hearing to receive public comments on the proposed EIR scope of analysis will be held before the Planning Commission on **Thursday, July 12, 2007**. *The Commission meeting begins at 1:00 p.m. in City Council Chambers, Santa Barbara City Hall, De La Guerra Plaza, 735 Anacapa Street, and this meeting will have several items, including this hearing. An agenda with the order of items to be heard and staff report with an Initial Study for this hearing will be available on Monday, July 9, 2007, from the Planning Division or online at www.SantaBarbaraCa.gov . Under *Quick Selections*, scroll to the heading *City Hall* and click on *Planning Commission*. Please note that online staff reports do not include some exhibits. In accordance with American Disabilities Act requirements, if you need assistance to attend the hearing, please contact the City Administrator's Office at (805) 564-5305 several days in advance of the meeting to make arrangements.

Signature: _____
Kathleen Kennedy, Associate Planner

Telephone: (805) 564-5470